

REP NO: 721

ID: 1169

1169-720-Y FFÓR-MAP39

	 CYNGOR SIR YNYS MON ISLE OF ANGLESEY COUNTY COUNCIL	For office use only: Representor No. Date received: 30.03.15 Date acknowledged:
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NEED TO SCAN

Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form

SUMMARY EMAIL SENT

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	Noel Davey	
Address	CPRW/Campaign for Protection of Rural Wales, Caernarfonshire Branch c/o	
Postcode		
Telephone Number		
Email address		

PART 2: Your Comments and Suggested Changes. *(Please use one Part 2 section for each comment that you wish to make)*

2a. Which part of the Deposit Plan are you commenting on?	
CPRW 29 Y Ffôr Housing Sites/Boundaries	
Policy number <i>(please specify)</i>	
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	Map 39
Constraints Map	
Appendices <i>(please specify)</i>	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	☐	Supporting	☐

29.Y Ffôr/ Housing sites and Boundaries

29.1 We support development of housing and employment sites on suitable sites in the Service Village of Y Ffôr. The settlement offers scope for expansion as a self-contained residential and employment centre within easy access of the urban services of Pwllheli, providing reasonably level land, without particularly high landscape value, contiguous to the existing village boundary. We **support** the two housing land proposals T67 and **T68** which are logical extensions to the development area, as well as C10 around the garage (Tir Dolwar) which is now proposed for employment land. The latter area was also a JLDP candidate site for housing land (SP179), while we note that the 2.8 ha C27 employment site (Industrial Estate), partly included in the GUDP, is still vacant. We suggest that the C10 should therefore be allocated flexibly, whether to housing or employment, depending on emerging priorities and development proposals. We note that the GUDP housing site near Hafod Lôn has been deleted from the GUDP, although it is the subject of a pending outline application for 40 housing units (C14/0999/40/AM), while the proposed village development boundary has been redrawn to exclude this area. We do not see the logic of this and would argue for reinstatement and use of this site for housing.

AS/N/80

1169-1116-Y FFÓR-ASN80-MAP39

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	<i>For office use only:</i> Representor No. Date received: 27/3/15 ebm Date acknowledged:
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

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Gweler
syhwadau
CPRW
am T29
Pwllheli

AS/N/80

		CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	Defnydd swyddfa yn unig: Rhif Cynrychiolydd: Dyddiad derbyn: 30/3/15 (2008) Dyddiad cydnabod:
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**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
Ffurflen Sylwadau**

Diogelu Data - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio. Bydd yr holl wybodaeth a gyflwynir yn cael ei gweld yn llawn gan staff yr Uned Polisi Cynllunio ar y Cyd sy'n ymdrin â'r Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Bydd eich enw a'ch sylwadau fel y maent wedi'u nodi yn eich ffurflen sylwadau yn cael eu cyhoeddi, ynghyd ag ymateb y Cyngor. Bydd hyn yn gymorth i ddangos fod yr ymgynghoriad wedi'i wneud yn iawn. Nodwch hefyd y gall y ffurflen hon gael ei rhoi i unrhyw Ymchwiliad Cyhoeddus ar y CDLI ar y Cyd.

Byddai'n well gennym pe baech yn cyflwyno'ch sylwadau'n uniongyrchol ar-lein. Fel arall, gellir llenwi fersiwn electronig o'r ffurflen hon ar-lein yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli. Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. Cewch ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

RHAN 1: Manylion cyswllt

	Eich manylion/ Manylion eich cleient	Manylion yr Asiant (os yw hynny'n berthnasol)
Enw	Haydn Jones	
Cyfeiriad		
Cod Post		
Rhif Ffôn		
Cyfeiriad e-bost		

Nodiadau Canllaw

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.**

Mae **Cwestiwn 2dd a 2e** yn gofyn am eich barn ar gadernid y Cynllun Adnau. Rhoddir manylion am y profion cadernid a gwybodaeth ychwanegol ar sut cânt eu defnyddio ar dudalen olaf y ffurflen hon.

Os hoffech i newidiadau gael eu gwneud i'r Cynllun Adnau, gofynnwn i chi fod mor benodol â phosib. Er enghraifft, os hoffech i destun newydd gael ei ychwanegu, nodwch y testun newydd ac esboniwch ymhle yr hoffech ei weld yn y Cynllun Adnau a pham. Hefyd, os hoffech ychwanegu polisi neu baragraff newydd neu eu haddasu, nodwch yn glir beth yw'r testun newydd ac esboniwch ymhle yr ydych chi'n meddwl y dylai fynd yn y Cynllun Adnau a pham.

Os hoffech gael gwared o safle neu gynnig addasiadau i safle sydd wedi'i ddynodi yn y Cynllun Adnau neu os hoffech gynnig safle newydd, gofynnwn i chi atodi cynllun graddfa 1:1250 neu 1:2500 sy'n nodi'n glir ffiniau'r safle. Os ydych yn cynnig safle newydd (un nad yw wedi'i gynnwys yn y Cynllun Adnau) rhaid i chi gynnwys asesiad safle manwl gyda'r ffurflen sylwadau yn unol â methodoleg asesu Safle Arfaethedig y Cyngor a'r fframwaith Arfarnu Cynaliadwyedd. Cewch hyd i'r fethodoleg asesu Safle Arfaethedig a'r fframwaith Arfarnu Cynaliadwyedd ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll.

Cewch wybodaeth bellach ar y mater hwn gan yr Uned Polisi Cynllunio ar y Cyd ar **01286 685003** neu ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll yn y llyfryn 'Canllawiau Safleoedd Amgen'.

Os yw newidiadau arfaethedig i gynllun datblygu yn cael effeithiau sylweddol ar gynaliadwyedd, bydd gofyn i chi ddarparu'r wybodaeth Arfarnu Cynaliadwyedd berthnasol. Rhaid i'r wybodaeth hon fod yn gyson ag ystod a lefel manylder yr Arfarniad Cynaliadwyedd a gynhelir gan y Cyngorau. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth adnabod effeithiau sylweddol tebygol y polisi diwygiedig neu'r safle newydd.

Dylech gynnwys eich holl sylwadau ar y Cynllun Adnau gan nodi eich achos llawn ar y ffurflen swyddogol, gan ddefnyddio dogfennau ychwanegol os oes angen. Os ydych am weld mwy nag un newid ac yn ystyried nad yw'r Cynllun Adnau yn bodloni mwy nag un prawf cadernid, **dylech lenwi ffurflenni ar wahân ar gyfer pob sylw.** Yn yr un modd, os ydych am wneud sylwadau i gefnogi'r Cynllun Adnau neu elfennau unigol o'r Cynllun Adnau byddai'n ddefnyddiol pe baech yn gwneud y sylwadau hyn ar wahân. Nodwch os ydych yn cyflwyno deunydd arall i gefnogi'ch sylwadau.

Yr unig adeg y bydd gennych gyfle i gyflwyno gwybodaeth bellach i'r Ymchwiliad yw os yw'r Arolygwr yn eich gwahodd i ymateb i faterion y mae ef neu hi wedi'u codi. Nodwch na fydd gan yr Arolygwr sylwadau yr ydych wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol. Os nad ydych yn ystyried bod y Cynllun Adnau yn gadarn ac y dylid ei newid, esboniwch yn glir pam ydych chi'n meddwl bod angen y newidiadau. Os ydych yn meddwl bod angen gwneud newidiadau er mwyn i'r Cynllun Adnau fodloni un neu fwy o'r profion cadernid, dywedwch wrthym pa un / pa rai.

Os yw grŵp yn rhannu barn gyffredin ynghylch sut mae'n dymuno i'r Cynllun Adnau gael ei newid, bydd y Cyngorau'n derbyn deiseb wedi'i llofnodi. Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Adran 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r ddeiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir. (Defnyddiwch un adran Rhan 2 ar gyfer pob sylw yr hoffech ei wneud)

2a. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?

Polisi rhif (nodwch)	
Paragraff rhif (nodwch)	
Cynigion/ Map Mewnosod (nodwch y rhif cyfeirnod)	Map 1 iselt 29 Y Ffor
Map Cyfyngiadau	
Atodiadau (nodwch)	

2b. A ydych yn gwrthwynebu neu gefnogi?

Gwrthwynebu	☒	Cefnogi	☐
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2c. Rhowch fanylion eich sylwadau ar y Cynllun Adnau.

Mae'r cynllun yn rhoi ffigwr dangosol fod angen aeiladu 40 o dai ym mhentref Y Ffor rhwng 2011-2026. Mae caniatad cynllunio wedi ei roi i adeiladu 9 ty yn barod yn y pentref sydd yn lleihau'r angen i 31 o dai.

Mae cais cynllunio amlinellol wedi ei gyflwyno yn ddiweddar o dan rhif cyfeirnod C14/0999/40/LL sef codi 40 o dai ar dir ger Ysgol Hafod Lon, Y Ffor. Roedd y darn yma o dir yn y Cynllun Datblygu blaenorol ac mae aelodau Cyngor Cymuned Llannor yn bryderus nad yw'n cael ei gynnwys yn y cynllun newydd. Hyd yma nid yw Cyngor Gwynedd wedi gwneud penderfyniad ar y cais. Mae Cyngor Cymuned Llannor yn gefnogol i'r cais ac wedi anfon y sylwadau canlynol at yr Adran Gynllunio. "Hoffai'r aelodau gefnogi'r cais gan ei fod yn gwneud i ffwrdd a mynedfa beryglus i'r ysgol. Mae hefyd ddarpariaeth yn y cynllun ar gyfer gollwng plant i ffwrdd yn yr ysgol mewn man diogel. Hoffai'r aelodai i'r tai fforddiadwy fod yn dai sydd ar gael ar y farchnad agored ac ar gael i bobl lleol. Yn olaf, hoffai'r aelodau weld y datblygiad yn cael ei adaeiladu mewn cyfnodau "phased".

Mae lleoliad T68 sef safle presennol Ysgol Hafod Lon wedi ei ychwanegu i'r cynllun adnau. Nid yw'r aelodau yn gefnogol i hynny. Mewn cyfarfod cyhoeddus a drefnwyd sawl blwyddyn y nol gan Gyngor Gwynedd, cytunwyd y byddai modd ystyried safle Ysgol Hafod Lon fel darpariaeth parcio ar gyfer pentref Y Ffor.

Defnyddiwch dudalennau ychwanegol os bydd angen.
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....

2ch. Os yw eich sylw yn 2c yn fwy na 100 o eiriau, darparwch grynodedb os gwelwch yn dda (dim mwy na 100 o eiriau).

2d Rhowch fanylion y newidiadau yr hoffech eu gweld i'r Cynllun Adnau

1. Hoffai'r aelodau weld lleoliad cais cynllunio C14/0999/40/LL gael ei gynnwys yn y cynllun adnau newydd.
2. Nid yw'r aelodau yn cefnogol i ychwanegu at y ffigwr o 40 o dai ar gyfer pentref Y Ffor.
3. Hoffai'r aelodau weld safle rhif T68 yn cael ei dynnu o'r cynllun yn gyfangwbl.
4. Safle rhif C10 (tir ger modurdy O H Griffiths) cyfyngu'r defnydd ar gyfer diwydiant ysgafn yn unig.
5. Os yw cais C14/0999/40/LL yn llwyddiannus, nid oes angen cynnwys safle T67 yn y cynllun adnau.

2dd. Ydi'r Cynllun yn gadarn?

Ydi	☐	Nac ydi	☒
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2e. Os ydych chi'n meddwl nad yw'r Cynllun Adnau yn gadarn, pa brawf cadernid ydych chi'n meddwl y mae'n ei fethu? (Ticiwch isod os gwelwch yn dda) Rhoddir mwy o fanylion am y profion cadernid ar gefn y ffurflen hon

Gweithdrefnol				Cysondeb								Cyflyniad ac Effeithiolrwydd							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☒	CE 1	☐	CE 2	☐	CE 3	☐	CE 4	☐

Rhan 3: Beth sy'n digwydd nesaf?

Ar y cam hwn o broses y CDLI ar y Cyd, dim ond sylwadau ar bapur y gallwch eu gwneud (a elwir yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall yr Arolygwr alw ar y rheini sydd am newid y Cynllun i ymddangos a siarad â'r Arolygwr mewn 'sesiwn gwrandawriad' yn ystod yr Ymchwiliad Cyhoeddus. Dylech gofio y bydd yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Ymchwiliad Cyhoeddus? (Ticiwch un o'r isod)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.

☐

Hoffwn siarad mewn sesiwn gwrandawriad.

☒
3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.

Er bynnag, gwyddom ni bod yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)

Cyflwyno'r dogfennau a'r dystiolaeth i'r archwiliad

☐

Cyhoeddi adroddiad yr Arolygydd

☐

Mabwysiadu'r Cynllun

☐

Os ydych wedi darparu dogfennau ychwanegol i gefnogi'ch sylwadau, rhestrwch hwy isod:

Llofnod:

Dyddiedig:

30/3/15

DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU

Cofiwch gynnwys unrhyw ddogfennau perthnasol (e.e. Arfarniad Cynaliadwyedd) gyda'r ffurflen hon.

Dylech ddychwelyd ffurflenni sylwadau wedi'u llenwi i'r Uned Polisi Cynllunio ar y Cyd:

AR-LEIN – drwy lenwi'r ffurflen electronig yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli

DRWY E-BOST - polisicynllunio@gwynedd.gov.uk

DRWY'R POST - ei hanfon i: Uned Polisi Cynllunio ar y Cyd, Llawr Cyntaf, Swyddfeydd Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

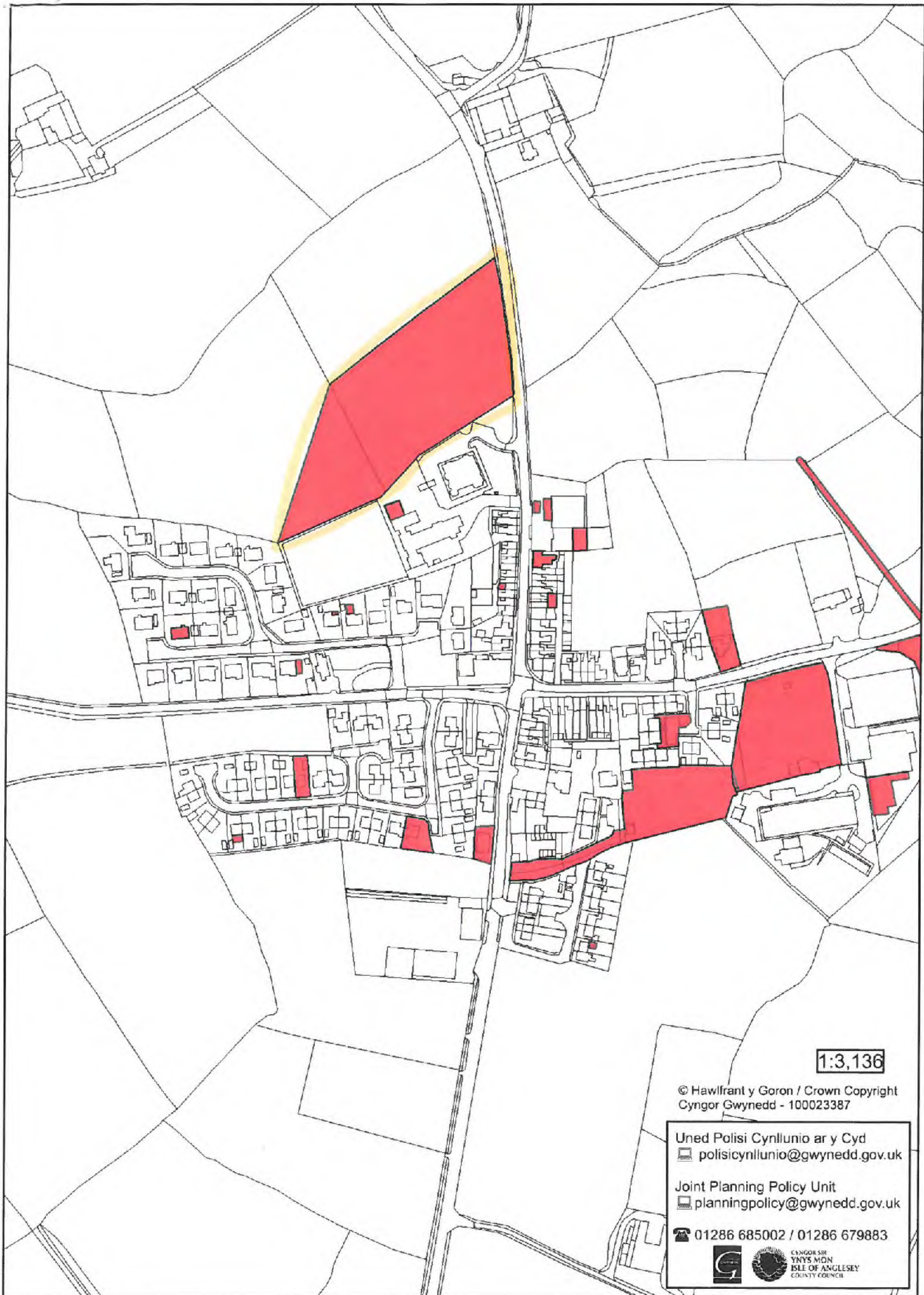
DYLECH DDYCHWELYD Y FFURFLENNI SYLWADAU DDIM HWYRACH NA 5.00yh ar 31 Mawrth 2015
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED

Profion Cadernid

Prawf	Profion Gweithdrefnol
P1	Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswilt Cymunedol.
P2	Nid yw'r cynllun a'i bolisiâu wedi bod drwy Arfarniad Cynaliadwydd yn cynnwys Asesiad Amgylcheddol Strategol.
	Profion Cysondeb
C1	Mae'n gynllun defnydd tir nad yw'n rhoi ystyriaeth i gynlluniau, polisiâu a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos.
C2	Nid yw'n rhoi ystyriaeth i bolisi cenedlaethol.
C3	Nid yw'n rhoi ystyriaeth i Gynllun Gofodol Cymru.
C4	Nid yw'n rhoi ystyriaeth i'r strategaeth gymunedol berthnasol.
	Profion Cydlyniad ac Effeithiolrwydd
CE1	Nid yw'r cynllun yn gosod strategaeth gydlynol ble mae ei bolisiâu a'i ddynodiadau yn llifo'n rhesymegol ohono a/neu pan fo materion trawsffiniol yn berthnasol, nid yw'n gydnaws â'r cynlluniau datblygu a ddarparwyd gan awdurdodau cyfagos.
CE2	Nid yw'r strategaethau, y polisiâu na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy.
CE3	Nid oes mecanwaith clir ar gyfer gweithredu a monitro.
CE4	Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid.

Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. Yn y cyd-destun hwn, gellir ystyried cadarn i olygu ei ystyr gwreiddiol o "*dangos barn dda*" a "*y gellir ymddiried ynddo*". Er mwyn asesu'r Cynllun Adnau, rydym yn defnyddio'r 10 prawf uchod. Bydd y Cynllun Adnau yn cael ei archwilio gan Arolygwr annibynnol a benodir gan Lywodraeth Cymru a thasg yr Arolygwr fydd ystyried a yw'r Cynllun yn gadarn.

Os ydych yn cynnig newid i'r Cynllun Adnau, fe ddylech nodi'n glir pa brawf/broffion cadernid y credwch y mae'r Cynllun Adnau yn ei fethu/eu methu. Mae'r profion mewn tri grŵp – 'Gweithdrefnol' (dau prawf); 'Cysondeb' (pedwar prawf) a 'Cydlyniad ac Effeithiolrwydd' (pedwar prawf). Os hoffech wneud sylwadau ar y ffordd y mae'r Cynghorau wedi paratoi'r Cynllun Adnau, mae'n debygol y byddai'ch sylwadau neu'ch gwrthwynebiadau yn disgyn o dan un o'r profion gweithdrefnol. Os hoffech wneud sylwadau neu wrthwynebu i gynnwys y Cynllun Adnau, gallai fod yn gymorth i chi edrych ar y profion 'cysondeb' a 'cydlyniad ac effeithiolrwydd'.



1:3,136

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Cyngor Gwynedd - 100023387

Uned Polisi Cynllunio ar y Cyd
✉ polisicynllunio@gwynedd.gov.uk

Joint Planning Policy Unit
✉ planningpolicy@gwynedd.gov.uk

☎ 01286 685002 / 01286 679883



CYNGOR SIR
YNYS MON
ISLE OF ANGLESEY
COUNTY COUNCIL

		CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	Defnydd swyddfa yn unig: Rhif Cynrychiolydd: Dyddiad derbyn: 30/3/15 Dyddiad cydnabod: (26/03/15)
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**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
Ffurflen Sylwadau**

Diogelu Data - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio. Bydd yr holl wybodaeth a gyflwynir yn cael ei gweld yn llawn gan staff yr Uned Polisi Cynllunio ar y Cyd sy'n ymdrin â'r Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Bydd eich enw a'ch sylwadau fel y maent wedi'u nodi yn eich ffurflen sylwadau yn cael eu cyhoeddi, ynghyd ag ymateb y Cyngor. Bydd hyn yn gymorth i ddangos fod yr ymgynghoriad wedi'i wneud yn iawn. Nodwch hefyd y gall y ffurflen hon gael ei rhoi i unrhyw Ymchwiliad Cyhoeddus ar y CDLI ar y Cyd.

Byddai'n well gennym pe baech yn cyflwyno'ch sylwadau'n uniongyrchol ar-lein. Fel arall, gellir llenwi fersiwn electronig o'r ffurflen hon ar-lein yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli. Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. Cewch ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

RHAN 1: Manylion cyswllt

Enw	Eich manylion/ Manylion eich cleient	Manylion yr Asiant (os yw hynny'n berthnasol)
	Haydn Jones	
Cyfeiriad		
Cod Post		
Rhif Ffôn		
Cyfeiriad e-bost		

Nodiadau Canllaw

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen. **Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw** yr hoffech ei wneud.

Mae **Cwestiwn 2dd a 2e** yn gofyn am eich barn ar gadernid y Cynllun Adnau. Rhoddir manylion am y profion cadernid a gwybodaeth ychwanegol ar sut cânt eu defnyddio ar dudalen olaf y ffurflen hon.

Os hoffech i newidiadau gael eu gwneud i'r Cynllun Adnau, gofynnwn i chi fod mor benodol â phosib. Er enghraifft, os hoffech i destun newydd gael ei ychwanegu, nodwch y testun newydd ac esboniwch ymhle yr hoffech ei weld yn y Cynllun Adnau a pham. Hefyd, os hoffech ychwanegu polisi neu baragraff newydd neu eu haddasu, nodwch yn glir beth yw'r testun newydd ac esboniwch ymhle yr ydych chi'n meddwl y dylai fynd yn y Cynllun Adnau a pham.

Os hoffech gael gwared o safle neu gynnig addasiadau i safle sydd wedi'i ddynodi yn y Cynllun Adnau neu os hoffech gynnig safle newydd, gofynnwn i chi atodi cynllun graddfa 1:1250 neu 1:2500 sy'n nodi'n glir ffiniau'r safle. Os ydych yn cynnig safle newydd (un nad yw wedi'i gynnwys yn y Cynllun Adnau) rhaid i chi gynnwys asesiad safle manwl gyda'r ffurflen sylwadau yn unol â methodoleg asesu Safle Arfaethedig y Cyngor a'r fframwaith Arfarnu Cynaliadwyedd. Cewch hyd i'r fethodoleg asesu Safle Arfaethedig a'r fframwaith Arfarnu Cynaliadwyedd ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll.

Cewch wybodaeth bellach ar y mater hwn gan yr Uned Polisi Cynllunio ar y Cyd ar **01286 685003** neu ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll yn y llyfryn 'Canllawiau Safleoedd Amgen'.

Os yw newidiadau arfaethedig i gynllun datblygu yn cael effeithiau sylweddol ar gynaliadwyedd, bydd gofyn i chi ddarparu'r wybodaeth Arfarnu Cynaliadwyedd berthnasol. Rhaid i'r wybodaeth hon fod yn gyson ag ystod a lefel manylder yr Arfarniad Cynaliadwyedd a gynhelir gan y Cynghorau. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth adnabod effeithiau sylweddol tebygol y polisi diwygiedig neu'r safle newydd.

Dylech gynnwys eich holl sylwadau ar y Cynllun Adnau gan nodi eich achos llawn ar y ffurflen swyddogol, gan ddefnyddio dogfennau ychwanegol os oes angen. Os ydych am weld mwy nag un newid ac yn ystyried nad yw'r Cynllun Adnau yn bodloni mwy nag un prawf cadernid, **dylech lenwi ffurflenni ar wahân ar gyfer pob sylw**. Yn yr un modd, os ydych am wneud sylwadau i gefnogi'r Cynllun Adnau neu elfennau unigol o'r Cynllun Adnau byddai'n ddefnyddiol pe baech yn gwneud y sylwadau hyn ar wahân. Nodwch os ydych yn cyflwyno deunydd arall i gefnogi'ch sylwadau.

Yr unig adeg y bydd gennych gyfle i gyflwyno gwybodaeth bellach i'r Ymchwiliad yw os yw'r Arolygwr yn eich gwahodd i ymateb i faterion y mae ef neu hi wedi'u codi. Nodwch na fydd gan yr Arolygwr sylwadau yr ydych wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol. Os nad ydych yn ystyried bod y Cynllun Adnau yn gadarn ac y dylid ei newid, esboniwch yn glir pam ydych chi'n meddwl bod angen y newidiadau. Os ydych yn meddwl bod angen gwneud newidiadau er mwyn i'r Cynllun Adnau fodloni un neu fwy o'r profion cadernid, dywedwch wrthym pa un / pa rai.

Os yw grŵp yn rhannu barn gyffredin ynghylch sut mae'n dymuno i'r Cynllun Adnau gael ei newid, bydd y Cynghorau'n derbyn deiseb wedi'i llofnodi. Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Adran 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r ddeiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir. (Defnyddiwch un adran Rhan 2 ar gyfer pob sylw yr hoffech ei wneud)

2a. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?

Polisi rhif (nodwch)	
Paragraff rhif (nodwch)	
Cynigion/ Map Mewnosod (nodwch y rhif cyfeirnod)	Map / nod 29 Y Ffor
Map Cyfyngiadau	
Atodiadau (nodwch)	

2b. A ydych yn gwrthwynebu neu gefnogi?

Gwrthwynebu	☒	Cefnogi	☐
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2c. Rhowch fanylion eich sylwadau ar y Cynllun Adnau.

Mae'r cynllun yn rhoi ffigwr dangosol fod angen aeiladu 40 o dai ym mhentref Y Ffor rhwng 2011-2026. Mae caniatad cynllunio wedi ei roi i adeiladu 9 ty yn barod yn y pentref sydd yn lleihau'r angen i 31 o dai.

Mae cais cynllunio amlinellol wedi ei gyflwyno yn ddiweddar o dan rhif cyfeirnod C14/0999/40/LL sef codi 40 o dai ar dir ger Ysgol Hafod Lon, Y Ffor. Roedd y darn yma o dir yn y Cynllun Datblygu blaenorol ac mae aelodau Cyngor Cymuned Llannor yn bryderus nad yw'n cael ei gynnwys yn y cynllun newydd. Hyd yma nid yw Cyngor Gwynedd wedi gwneud penderfyniad ar y cais. Mae Cyngor Cymuned Llannor yn gefnogol i'r cais ac wedi anfon y sylwadau canlynol at yr Adran Gynllunio. "Hoffai'r aelodau gefnogi'r cais gan ei fod yn gwneud i ffwrdd a mynedfa beryglus i'r ysgol. Mae hefyd ddarpariaeth yn y cynllun ar gyfer gollwng plant i ffwrdd yn yr ysgol mewn man diogel. Hoffai'r aelodai i'r tai fforddiadwy fod yn dai sydd ar gael ar y farchnad agored ac ar gael i bobl lleol. Yn olaf, hoffai'r aelodau weld y datblygiad yn cael ei adaeiladu mewn cyfnodau "phased".

Mae lleoliad T68 sef safle presennol Ysgol Hafod Lon wedi ei ychwanegu i'r cynllun adnau. Nid yw'r aelodau yn gefnogol i hynny. Mewn cyfarfod cyhoeddus a drefnwyd sawl blwyddyn y nol gan Gyngor Gwynedd, cytunwyd y byddai modd ystyried safle Ysgol Hafod Lon fel darpariaeth parcio ar gyfer pentref Y Ffor.

Defnyddiwch dudalennau ychwanegol os bydd angen.
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....

2ch. Os yw eich sylw yn 2c yn fwy na 100 o eiriau, darparwch grynodeb os gwelwch yn dda (dim mwy na 100 o eiriau).

2d Rhowch fanylion y newidiadau yr hoffech eu gweld i'r Cynllun Adnau

1. Hoffai'r aelodau weld lleoliad cais cynllunio C14/0999/40/LL gael ei gynnwys yn y cynllun adnau newydd.
2. Nid yw'r aelodau yn cefnogol i ychwanegu at y ffigwr o 40 o dai ar gyfer pentref Y Ffor.
3. Hoffai'r aelodau weld safle rhif T68 yn cael ei dynnu o'r cynllun yn gyfangwbl.
4. Safle rhif C10 (tir ger modurdy O H Griffiths) cyfyngu'r defnydd ar gyfer diwydiant ysgafn yn unig.
5. Os yw cais C14/0999/40/LL yn llwyddiannus, nid oes angen cynnwys safle T67 yn y cynllun adnau.

2dd. Ydi'r Cynllun yn gadarn?

Ydi	☐	Nac ydi	☒
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2e. Os ydych chi'n meddwl nad yw'r Cynllun Adnau yn gadarn, pa brawf cadernid ydych chi'n meddwl y mae'n ei fethu? (Ticiwch isod os gwelwch yn dda) Rhoddir mwy o fanylion am y profion cadernid ar gefn y ffurflen hon

Gweithdrefnol				Cysondeb								Cydluniad ac Effeithiolrwydd							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☒	CE 1	☐	CE 2	☐	CE 3	☐	CE 4	☐

Rhan 3: Beth sy'n digwydd nesaf?

Ar y cam hwn o broses y CDLI ar y Cyd, dim ond sylwadau ar bapur y gallwch eu gwneud (a elwir yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall yr Arolygwr alw ar y rheini sydd am newid y Cynllun i ymddangos a siarad â'r Arolygwr mewn 'sesiwn gwrandawriad' yn ystod yr Ymchwiliad Cyhoeddus. Dylech gofio y bydd yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Ymchwiliad Cyhoeddus? (Ticiwch un o'r isod)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.

☐

Hoffwn siarad mewn sesiwn gwrandawriad.

☒**3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.**

Er bynnag, i niifer a ddaet yn cael eu gael a dat
byddol gwybodaeth a gyngor cymuned yn ffordd
siarad ar eu rhan.

3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)

Cyflwyno'r dogfennau a'r dystiolaeth i'r archwiliad

☐

Cyhoeddi adroddiad yr Arolygydd

☐

Mabwysiadu'r Cynllun

☐

Os ydych wedi darparu dogfennau ychwanegol i gefnogi'ch sylwadau, rhestrwch hwy isod:

Llofnod:



Dyddiedig:

30/12/15

DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU

Cofiwch gynnwys unrhyw ddogfennau perthnasol (e.e. Arfarniad Cynaliadwyedd) gyda'r ffurflen hon.

Dylech ddychwelyd ffurflenni sylwadau wedi'u llenwi i'r Uned Polisi Cynllunio ar y Cyd:

AR-LEIN – drwy lenwi'r ffurflen electronig yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli

DRWY E-BOST - polisicynllunio@gwynedd.gov.uk

DRWY'R POST – ei hanfon i: Uned Polisi Cynllunio ar y Cyd, Llawr Cyntaf, Swyddfeydd Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

DYLECH DDYCHWELYD Y FFURFLENNI SYLWADAU DDIM HWYRACH NA 5.00yh ar 31 Mawrth 2015
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED

Profion Cadernid

Prawf	Profion Gweithdrefnol
P1	Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswllt Cymunedol.
P2	Nid yw'r cynllun a'i bolisiâu wedi bod drwy Arfarniad Cynaliadwyedd yn cynnwys Asesiad Amgylcheddol Strategol.
	Profion Cysondeb
C1	Mae'n gynllun defnydd tir nad yw'n rhoi ystyriaeth i gynlluniau, polisiâu a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos.
C2	Nid yw'n rhoi ystyriaeth i bolisi cenedlaethol.
C3	Nid yw'n rhoi ystyriaeth i Gynllun Gofodol Cymru.
C4	Nid yw'n rhoi ystyriaeth i'r strategaeth gymunedol berthnasol.
	Profion Cydlyniad ac Effeithiolrwydd
CE1	Nid yw'r cynllun yn gosod strategaeth gydlynol ble mae ei bolisiâu a'i ddynodiadau yn llifo'n rhesymegol ohono a/neu pan fo materion trawsffiniol yn berthnasol, nid yw'n gydnaws â'r cynlluniau datblygu a ddarparwyd gan awdurdodau cyfagos.
CE2	Nid yw'r strategaethau, y polisiâu na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy.
CE3	Nid oes mecanwaith clir ar gyfer gweithredu a monitro.
CE4	Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid.

Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. Yn y cyd-destun hwn, gellir ystyried cadarn i olygu ei ystyr gwreiddiol o *"dangos barn dda"* a *"y gellir ymddiried ynddo"*. Er mwyn asesu'r Cynllun Adnau, rydym yn defnyddio'r 10 prawf uchod. Bydd y Cynllun Adnau yn cael ei archwilio gan Arolygwr annibynnol a benodir gan Lywodraeth Cymru a thasg yr Arolygwr fydd ystyried a yw'r Cynllun yn gadarn.

Os ydych yn cynnig newid i'r Cynllun Adnau, fe ddylech nodi'n glir pa brawf/broffion cadernid y credwch y mae'r Cynllun Adnau yn ei fethu/eu methu. Mae'r profion mewn tri grŵp – 'Gweithdrefnol' (dau brawf); 'Cysondeb' (pedwar prawf) a 'Cydlyniad ac Effeithiolrwydd' (pedwar prawf). Os hoffech wneud sylwadau ar y ffordd y mae'r Cynghorau wedi paratoi'r Cynllun Adnau, mae'n debygol y byddai'ch sylwadau neu'ch gwrthwynebiadau yn disgyn o dan un o'r profion gweithdrefnol. Os hoffech wneud sylwadau neu wrthwynebu i gynnwys y Cynllun Adnau, gallai fod yn gymorth i chi edrych ar y profion 'cysondeb' a 'cydlyniad ac effeithiolrwydd'.

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	Defnydd swyddfa yn unig: Rhif Cynrychiolydd: Dyddiad derbyn: 30/3/15 Dyddiad cydnabod: (2608)
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**Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
Ffurflen Sylwadau**

Diogelu Data - Y modd y bydd eich sylwadau a'r wybodaeth a roddwch i ni yn cael eu defnyddio. Bydd yr holl wybodaeth a gyflwynir yn cael ei gweld yn llawn gan staff yr Uned Polisi Cynllunio ar y Cyd sy'n ymdrin â'r Cynllun Datblygu Lleol ar y Cyd (CDLI ar y Cyd). Bydd eich enw a'ch sylwadau fel y maent wedi'u nodi yn eich ffurflen sylwadau yn cael eu cyhoeddi, ynghyd ag ymateb y Cyngor. Bydd hyn yn gymorth i ddangos fod yr ymgynghoriad wedi'i wneud yn iawn. Nodwch hefyd y gall y ffurflen hon gael ei rhoi i unrhyw Ymchwiliad Cyhoeddus ar y CDLI ar y Cyd.

Byddai'n well gennym pe baech yn cyflwyno'ch sylwadau'n uniongyrchol ar-lein. Fel arall, gellir llenwi fersiwn electronig o'r ffurflen hon ar-lein yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli. Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud. Cewch ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli neu gallwch lungopio'r ffurflen hon. Wrth wneud sylwadau, defnyddiwch dudalennau ychwanegol os oes angen, gan nodi rhif y dudalen yn glir.

RHAN 1: Manylion cyswllt

	Eich manylion/ Manylion eich cleient	Manylion yr Asiant (os yw hynny'n berthnasol)
Enw	Haydn Jones	
Cyfeiriad		
Cod Post		
Rhif Ffôn		
Cyfeiriad e-bost		

Nodiadau Canllaw

Rhowch eich sylwadau yn Rhan 2 y ffurflen hon. Defnyddiwch dudalennau ychwanegol os oes angen.
Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.

Mae **Cwestiwn 2dd a 2e** yn gofyn am eich barn ar gadernid y Cynllun Adnau. Rhoddir manylion am y profion cadernid a gwybodaeth ychwanegol ar sut cânt eu defnyddio ar dudalen olaf y ffurflen hon.

Os hoffech i newidiadau gael eu gwneud i'r Cynllun Adnau, gofynnwn i chi fod mor benodol â phosib. Er enghraifft, os hoffech i destun newydd gael ei ychwanegu, nodwch y testun newydd ac esboniwch ymhle yr hoffech ei weld yn y Cynllun Adnau a pham. Hefyd, os hoffech ychwanegu polisi neu baragraff newydd neu eu haddasu, nodwch yn glir beth yw'r testun newydd ac esboniwch ymhle yr ydych chi'n meddwl y dylai fynd yn y Cynllun Adnau a pham.

Os hoffech gael gwared o safle neu gynnig addasiadau i safle sydd wedi'i ddynodi yn y Cynllun Adnau neu os hoffech gynnig safle newydd, gofynnwn i chi atodi cynllun graddfa 1:1250 neu 1:2500 sy'n nodi'n glir ffiniau'r safle. Os ydych yn cynnig safle newydd (un nad yw wedi'i gynnwys yn y Cynllun Adnau) rhaid i chi gynnwys asesiad safle manwl gyda'r ffurflen sylwadau yn unol â methodoleg asesu Safle Arfaethedig y Cyngor a'r fframwaith Arfarnu Cynaliadwyedd. Cewch hyd i'r fethodoleg asesu Safle Arfaethedig a'r fframwaith Arfarnu Cynaliadwyedd ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll.

Cewch wybodaeth bellach ar y mater hwn gan yr Uned Polisi Cynllunio ar y Cyd ar **01286 685003** neu ar wefan y Cyngor yn: www.gwynedd.gov.uk/cdll neu www.ynysmon.gov.uk/cdll yn y llyfryn 'Canllawiau Safleoedd Amgen'.

Os yw newidiadau arfaethedig i gynllun datblygu yn cael effeithiau sylweddol ar gynaliadwyedd, bydd gofyn i chi ddarparu'r wybodaeth Arfarnu Cynaliadwyedd berthnasol. Rhaid i'r wybodaeth hon fod yn gyson ag ystod a lefel manylder yr Arfarniad Cynaliadwyedd a gynhelir gan y Cyngorau. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth adnabod effeithiau sylweddol tebygol y polisi diwygiedig neu'r safle newydd.

Dylech gynnwys eich holl sylwadau ar y Cynllun Adnau gan nodi eich achos llawn ar y ffurflen swyddogol, gan ddefnyddio dogfennau ychwanegol os oes angen. Os ydych am weld mwy nag un newid ac yn ystyried nad yw'r Cynllun Adnau yn bodloni mwy nag un prawf cadernid, **dylech lenwi ffurflenni ar wahân ar gyfer pob sylw.** Yn yr un modd, os ydych am wneud sylwadau i gefnogi'r Cynllun Adnau neu elfennau unigol o'r Cynllun Adnau byddai'n ddefnyddiol pe baech yn gwneud y sylwadau hyn ar wahân. Nodwch os ydych yn cyflwyno deunydd arall i gefnogi'ch sylwadau.

Yr unig adeg y bydd gennych gyfle i gyflwyno gwybodaeth bellach i'r Ymchwiliad yw os yw'r Arolygwr yn eich gwahodd i ymateb i faterion y mae ef neu hi wedi'u codi. Nodwch na fydd gan yr Arolygwr sylwadau yr ydych wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol. Os nad ydych yn ystyried bod y Cynllun Adnau yn gadarn ac y dylid ei newid, esboniwch yn glir pam ydych chi'n meddwl bod angen y newidiadau. Os ydych yn meddwl bod angen gwneud newidiadau er mwyn i'r Cynllun Adnau fodloni un neu fwy o'r profion cadernid, dywedwch wrthym pa un / pa rai.

Os yw grŵp yn rhannu barn gyffredin ynghylch sut mae'n dymuno i'r Cynllun Adnau gael ei newid, bydd y Cyngorau'n derbyn deiseb wedi'i llofnodi. Wrth gyflwyno ffurflen sylwadau ar ran grŵp, dylai'r ffurflen sylwadau gynnwys manylion cyswllt unigolyn arweiniol yn Adran 1 a dylid nodi'r sylwadau'n glir ar y ffurflen sylwadau. Dylai'r ddeiseb sydd wedi'i llofnodi nodi'n glir faint o bobl sy'n cael eu cynrychioli a sut mae'r sylwadau wedi'u hawdurdodi. Nid yw llofnodi deiseb yn atal neb rhag cyflwyno ffurflenni unigol.

RHAN 2: Eich Sylwadau a Newidiadau a Awgrymir. (Defnyddiwch un adran Rhan 2 ar gyfer pob sylw yr hoffech ei wneud)

2a. Ar ba ran o'r Cynllun Adnau yr ydych chi'n gwneud sylwadau?

Polisi rhif (nodwch)	
Paragraff rhif (nodwch)	
Cynigion/ Map Mewnosod (nodwch y rhif cyfeirnod)	Map / insert 29 Y Ffor
Map Cyfyngiadau	
Atodiadau (nodwch)	

2b. A ydych yn gwrthwynebu neu gefnogi?

Gwrthwynebu	☒	Cefnogi	☐
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2c. Rhowch fanylion eich sylwadau ar y Cynllun Adnau.

Mae'r cynllun yn rhoi ffigwr dangosol fod angen aelladu 40 o dai ym mhentref Y Ffor rhwng 2011-2026. Mae caniatad cynllunio wedi ei roi i adeiladu 9 ty yn barod yn y pentref sydd yn lleihau'r angen i 31 o dai.

Mae cais cynllunio amlinellol wedi ei gyflwyno yn ddiweddar o dan rhif cyfeirnod C14/0999/40/LL sef codi 40 o dai ar dir ger Ysgol Hafod Lon, Y Ffor. Roedd y darn yma o dir yn y Cynllun Datblygu blaenorol ac mae aelodau Cyngor Cymuned Llannor yn bryderus nad yw'n cael ei gynnwys yn y cynllun newydd. Hyd yma nid yw Cyngor Gwynedd wedi gwneud penderfyniad ar y cais. Mae Cyngor Cymuned Llannor yn gefnogol i'r cais ac wedi anfon y sylwadau canlynol at yr Adran Gynllunio. "Hoffai'r aelodau gefnogi'r cais gan ei fod yn gwneud i ffwrdd a mynedfa beryglus i'r ysgol. Mae hefyd ddarpariaeth yn y cynllun ar gyfer gollwng plant i ffwrdd yn yr ysgol mewn man diogel. Hoffai'r aelodai i'r tai fforddiadwy fod yn dai sydd ar gael ar y farchnad agored ac ar gael i bobl lleol. Yn olaf, hoffai'r aelodau weld y datblygiad yn cael ei adaeiladu mewn cyfnodau "phased".

Mae lleoliad T68 sef safle presennol Ysgol Hafod Lon wedi ei ychwanegu i'r cynllun adnau. Nid yw'r aelodau yn gefnogol i hynny. Mewn cyfarfod cyhoeddus a drefnwyd sawl blwyddyn y nof gan Gyngor Gwynedd, cytunwyd y byddai modd ystyried safle Ysgol Hafod Lon fel darpariaeth parcio ar gyfer pentref Y Ffor.

Defnyddiwch dudalennau ychwanegol os bydd angen.
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....

2ch. Os yw eich sylw yn 2c yn fwy na 100 o eiriau, darparwch grynodedb os gwelwch yn dda (dim mwy na 100 o eiriau).

2d Rhewch fanylion y newidiadau yr hoffech eu gweld i'r Cynllun Adnau

1. Hoffai'r aelodau weld lleoliad cais cynllunio C14/0999/40/LL gael ei gynnwys yn y cynllun adnau newydd.
2. Nid yw'r aelodau yn cefnogol i ychwanegu at y ffigwr o 40 o dai ar gyfer pentref Y Ffor.
3. Hoffai'r aelodau weld safle rhif T68 yn cael ei dynnu o'r cynllun yn gyfangwbl.
4. Safle rhif C10 (tir ger modurdy O H Griffiths) cyfyngu'r defnydd ar gyfer diwydiant ysgafn yn unig.
5. Os yw cais C14/0999/40/LL yn llwyddiannus, nid oes angen cynnwys safle T67 yn y cynllun adnau.

2dd. Ydi'r Cynllun yn gadarn?

Ydi	☐	Nac ydi	☒
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2e. Os ydych chi'n meddwl nad yw'r Cynllun Adnau yn gadarn, pa brawf cadernid ydych chi'n meddwl y mae'n ei fethu? (Ticiwch isod os gwelwch yn dda) Rhoddir mwy o fanylion am y profion cadernid ar gefn y ffurflen hon

Gweithdrefnol				Cysondeb								Cydluniad ac Effeithiolrwydd							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☒	CE 1	☐	CE 2	☐	CE 3	☐	CE 4	☐

Rhan 3: Beth sy'n digwydd nesaf?

Ar y cam hwn o broses y CDLI ar y Cyd, dim ond sylwadau ar bapur y gallwch eu gwneud (a elwir yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall yr Arolygwr alw ar y rheini sydd am newid y Cynllun i ymddangos a siarad â'r Arolygwr mewn 'sesiwn gwrandawriad' yn ystod yr Ymchwiliad Cyhoeddus. Dylech gofio y bydd yr Arolygwr yn rhoi'r un pwys i'ch sylwadau ysgrifenedig ag i'r rheini a wnewch ar lafar yn y sesiwn gwrandawriad.

3a. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Ymchwiliad Cyhoeddus? (Ticiwch un o'r isod)

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwy'n fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygwr.

☐

Hoffwn siarad mewn sesiwn gwrandawriad.

☒
3b. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.

Er byddau i mewn i sesiwn gwrandawriad i gael - set byddau gwrandawriad i gyngor cymuned yn ffordd siarad ar y rheini.

3c. A fydddech yn hoffi cael gwybod am y canlynol (Ticiwch y blychau perthnasol)

Cyflwyno'r dogfennau a'r dystiolaeth i'r archwiliad

☐

Cyhoeddi adroddiad yr Arolygydd

☐

Mabwysiadu'r Cynllun

☐

Os ydych wedi darparu dogfennau ychwanegol i gefnogi'ch sylwadau, rhestrwch hwy isod:

Llofnod:



Dyddiedig:

30/12/15

DIOLCH AM EICH SYLWADAU AR Y CYNLLUN ADNAU

Cofiwch gyrrwys unrhyw ddogfennau perthnasol (e.e. Arfarniad Cynaliadwyedd) gyda'r ffurflen hon.

Dylech ddychwelyd ffurflenni sylwadau wedi'u llenwi i'r Uned Polisi Cynllunio ar y Cyd:

AR-LEIN – drwy lenwi'r ffurflen electronig yn www.gwynedd.gov.uk/cdli neu www.ynysmon.gov.uk/cdli

DRWY E-BOST – polisicynllunio@gwynedd.gov.uk

DRWY'R POST – ei hanfon i: Uned Polisi Cynllunio ar y Cyd, Llawr Cyntaf, Swyddfeydd Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

DYLECH DDYCHWELYD Y FFURFLENNI SYLWADAU DDIM HWYRACH NA 5.00yh ar 31 Mawrth 2015
NI FYDD SYLWADAU A DDERBYNNIR WEDI'R AMSER A'R DYDDIAD YMA YN CAEL EU HYSTYRIED

Profion Cadernid

Prawf	Profion Gweithdrefnol
P1	Nid yw wedi'i baratoi yn unol â'r Cytundeb Cyflawni yn cynnwys y Cynllun Cyswllt Cymunedol.
P2	Nid yw'r cynllun a'i bolisiau wedi bod drwy Arfarniad Cynaliadwyedd yn cynnwys Asesiad Amgylcheddol Strategol.
	Profion Cysondeb
C1	Mae'n gynllun defnydd tir nad yw'n rhoi ystyriaeth i gynlluniau, polisiau a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ardaloedd cyfagos.
C2	Nid yw'n rhoi ystyriaeth i bolisi cenedlaethol.
C3	Nid yw'n rhoi ystyriaeth i Gynllun Gofodol Cymru.
C4	Nid yw'n rhoi ystyriaeth i'r strategaeth gymunedol berthnasol.
	Profion Cydlynad ac Effeithiolrwydd
CE1	Nid yw'r cynllun yn gosod strategaeth gydlynol ble mae ei bolisiau a'i ddynodiadau yn llifo'n rhesymegol ohono a/neu pan fo materion trawsffiniol yn berthnasol, nid yw'n gydnaws â'r cynlluniau datblygu a ddarparwyd gan awdurdodau cyfagos.
CE2	Nid yw'r strategaethau, y polisiau na'r dynodiadau'n realistig nac yn briodol o ystyried y dewisiadau amgen a/neu nid ydynt wedi'u seilio ar sail tystiolaeth gredadwy.
CE3	Nid oes mecanwaith clir ar gyfer gweithredu a monitro.
CE4	Nid yw'n rhesymol hyblyg i alluogi iddo ymdrin ag amgylchiadau sy'n newid.

Noda Deddf Cynllunio a Phrynu Gorfodol 2004 mai pwrpas ymchwiliad i Gynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Golyga hyn y dylai unrhyw un sydd am roi sylwadau ar y Cynllun Adnau neu wrthwynebu iddo geisio dweud pam nad yw'n gadarn a beth sydd ei angen er mwyn ei wneud yn gadarn. Yn y cyd-destun hwn, gellir ystyried cadarn i olygu ei ystyr gwreiddiol o "*dangos barn dda*" a "*y gellir ymddiried ynddo*". Er mwyn asesu'r Cynllun Adnau, rydym yn defnyddio'r 10 prawf uchod. Bydd y Cynllun Adnau yn cael ei archwilio gan Arolygwr annibynnol a benodir gan Lywodraeth Cymru a thasg yr Arolygwr fydd ystyried a yw'r Cynllun yn gadarn.

Os ydych yn cynnig newid i'r Cynllun Adnau, fe ddylech nodi'n glir pa brawf/broffion cadernid y credwch y mae'r Cynllun Adnau yn ei fethu/eu methu. Mae'r profion mewn tri grŵp – 'Gweithdrefnol' (dau prawf); 'Cysondeb' (pedwar prawf) a 'Cydlynad ac Effeithiolrwydd' (pedwar prawf). Os hoffech wneud sylwadau ar y ffordd y mae'r Cynghorau wedi paratoi'r Cynllun Adnau, mae'n debygol y byddai'ch sylwadau neu'ch gwrthwynebiadau yn disgyn o dan un o'r profion gweithdrefnol. Os hoffech wneud sylwadau neu wrthwynebu i gynnwys y Cynllun Adnau, gallai fod yn gymorth i chi edrych ar y profion 'cysondeb' a 'cydlynad ac effeithiolrwydd'.

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	<i>For office use only:</i> Representor No. Date received: 31/3/15 cbw Date acknowledged:
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	[REDACTED]	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

Question 2dd and 2e seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

Further information about this matter can be obtained from the Joint Planning Policy Unit on **01286 685003** or on the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp in the leaflet 'Guidance about alternative sites'.

Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant Sustainability Appraisal information. This information must be consistent with the scope and level of detail of the Sustainability Appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?

Policy number (please specify)	TAI 16 HOUSING IN SERVICE VILLAGES
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

Objecting	☐	Supporting	☐
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2c. Please provide details of your representation on the Deposit Plan.

Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



If additional documents have been provided to support your representations, please list below:

Signed:

[Redacted Signature]

Dated:

31/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

TAI16 HOUSING IN SERVICE VILLAGES

(i) ALLOCATIONS

T55 Land near A5, Gwalchmai

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- Gwalchmai Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T56 Tyn Cae Estate, Newborough

- This site has planning permission as such we have no further comment to make.

T57 Land near Tyn y Ffynnon, Llanerchymedd

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- The proposed growth being promoted for this settlement would require improvements at Llanerchymedd Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T58 Land near Saron, Bethel

- A water supply can be provided to serve this site.
- The foul flows would lead to Bethel Sewage Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T59 Land near Glanrafon Estate, Bontnewydd

- This site has planning permission as such we have no further comment to make.

T60 Land near Pont Glan Beuno, Bontnewydd

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- The proposed growth being promoted for this settlement would require improvements at Llanfaglan Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T61 Land near Cefn Capel, Botwnnog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.

- Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T62 Land near Pentre, Botwnnog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T63 Land to Rear of Madryn Arms, Chwilog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T64 Land near Cae Capel, Chwilog

- Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T65 Land near Pentre Helen, Deiniolen

- This site has planning permission as such we have no further comment to make.

T66 Land near Maes Bleddyn, Rachub

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- The proposed growth being promoted for this settlement would require improvements at Bethesda Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T67 Land near Tyn Lon, Y Ffor

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T68 Land near the school, Y Ffor

- A water supply can be provided to serve this site.

- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

1352

T69 Land near Bro Gwystil, Y Ffor

- This site has planning permission as such we have no further comment to make.

1353

(ii) WINDFALLS

- The proposed windfall growth for these settlements may impact upon DCWW water and sewerage assets. As the location of any windfall development is not yet known we will make an assessment and comment on proposed development sites at the time of the planning application.
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- The proposed growth being promoted within the catchment area of the following WwTW would require improvements at the treatment works:

Llanerchymedd, Bethel (Treborrh Bangor WwTW), Bontnewydd (Llanfaglan WwTW), Rachub (Bethesda WwTW).

The improvements would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	<i>For office use only:</i> Representor No. Date received: 31/3/15 cbw Date acknowledged:
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name		
Address		
Postcode		
Telephone Number		
Email address		

Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

Question 2dd and 2e seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

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You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?

Policy number (please specify)	TAI 16 HOUSING IN SERVICE VILLAGES
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

Objecting	☐	Supporting	☐
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2c. Please provide details of your representation on the Deposit Plan.

Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



If additional documents have been provided to support your representations, please list below:

Signed:

[Redacted Signature]

Dated:

31/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

TAI16 HOUSING IN SERVICE VILLAGES

(i) ALLOCATIONS

T55 Land near A5, Gwalchmai

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- Gwalchmai Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T56 Tyn Cae Estate, Newborough

- This site has planning permission as such we have no further comment to make.

T57 Land near Tyn y Ffynnon, Llanerchymedd

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- The proposed growth being promoted for this settlement would require improvements at Llanerchymedd Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T58 Land near Saron, Bethel

- A water supply can be provided to serve this site.
- The foul flows would lead to Bethel Sewage Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T59 Land near Glanrafon Estate, Bontnewydd

- This site has planning permission as such we have no further comment to make.

T60 Land near Pont Glan Beuno, Bontnewydd

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- The proposed growth being promoted for this settlement would require improvements at Llanfaglan Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T61 Land near Cefn Capel, Botwnnog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.

- Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T62 Land near Pentre, Botwnnog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
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T63 Land to Rear of Madryn Arms, Chwilog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

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- Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T65 Land near Pentre Helen, Deiniolen

- This site has planning permission as such we have no further comment to make.

T66 Land near Maes Bleddyn, Rachub

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- The proposed growth being promoted for this settlement would require improvements at Bethesda Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T67 Land near Tyn Lon, Y Ffor

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
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(ii) WINDFALLS

- The proposed windfall growth for these settlements may impact upon DCWW water and sewerage assets. As the location of any windfall development is not yet known we will make an assessment and comment on proposed development sites at the time of the planning application.
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
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PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	[REDACTED]	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

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Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

Objecting	☐	Supporting	☐
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2c. Please provide details of your representation on the Deposit Plan.

Please use additional sheet if necessary.
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I want to speak at a hearing session.



3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



If additional documents have been provided to support your representations, please list below:

Signed:

[Redacted Signature]

Dated:

31/3/15

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
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CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
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TAI16 HOUSING IN SERVICE VILLAGES

(i) ALLOCATIONS

T55 Land near A5, Gwalchmai

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- Gwalchmai Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T56 Tyn Cae Estate, Newborough

- This site has planning permission as such we have no further comment to make.

T57 Land near Tyn y Ffynnon, Llanerchymedd

- A water supply can be provided to serve this site.
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- The proposed growth being promoted for this settlement would require improvements at Llanerchymedd Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T58 Land near Saron, Bethel

- A water supply can be provided to serve this site.
- The foul flows would lead to Bethel Sewage Pumping Station (SPS) and an assessment of this SPS may be needed to establish whether the flows can be accommodated or whether improvements to the SPS will be required to allow development to proceed.
- The proposed growth being promoted for this settlement would require improvements at Treborth Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T59 Land near Glanrafon Estate, Bontnewydd

- This site has planning permission as such we have no further comment to make.

T60 Land near Pont Glan Beuno, Bontnewydd

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- The proposed growth being promoted for this settlement would require improvements at Llanfaglan Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T61 Land near Cefn Capel, Botwnnog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.

- Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T62 Land near Pentre, Botwnnog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- Botwnnog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T63 Land to Rear of Madryn Arms, Chwilog

- A water supply can be provided to serve this site.
- Off-site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T64 Land near Cae Capel, Chwilog

- Potential developers need to be aware that this site is crossed by water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Chwilog Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed growth figure allocated for this catchment area.

T65 Land near Pentre Helen, Deiniolen

- This site has planning permission as such we have no further comment to make.

T66 Land near Maes Bleddyn, Rachub

- A water supply can be provided to serve this site.
- Potential developers need to be aware that this site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the housing density achievable on site.
- The proposed growth being promoted for this settlement would require improvements at Bethesda Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T67 Land near Tyn Lon, Y Ffor

- A water supply can be provided to serve this site.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T68 Land near the school, Y Ffor

- A water supply can be provided to serve this site.

- The public sewerage network can accept the potential foul flows from the proposed development site.
- The proposed growth being promoted for this settlement would require improvements at Y Ffor Wastewater Treatment Works (WwTW) which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

T69 Land near Bro Gwystil, Y Ffor

- This site has planning permission as such we have no further comment to make.

(ii) WINDFALLS

- The proposed windfall growth for these settlements may impact upon DCWW water and sewerage assets. As the location of any windfall development is not yet known we will make an assessment and comment on proposed development sites at the time of the planning application.
- There are isolated incidents of flooding in the public sewerage system in the following settlements that may need to be resolved to allow development to proceed:

Newborough

Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by our regulator Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town & Country Planning Act 1990.

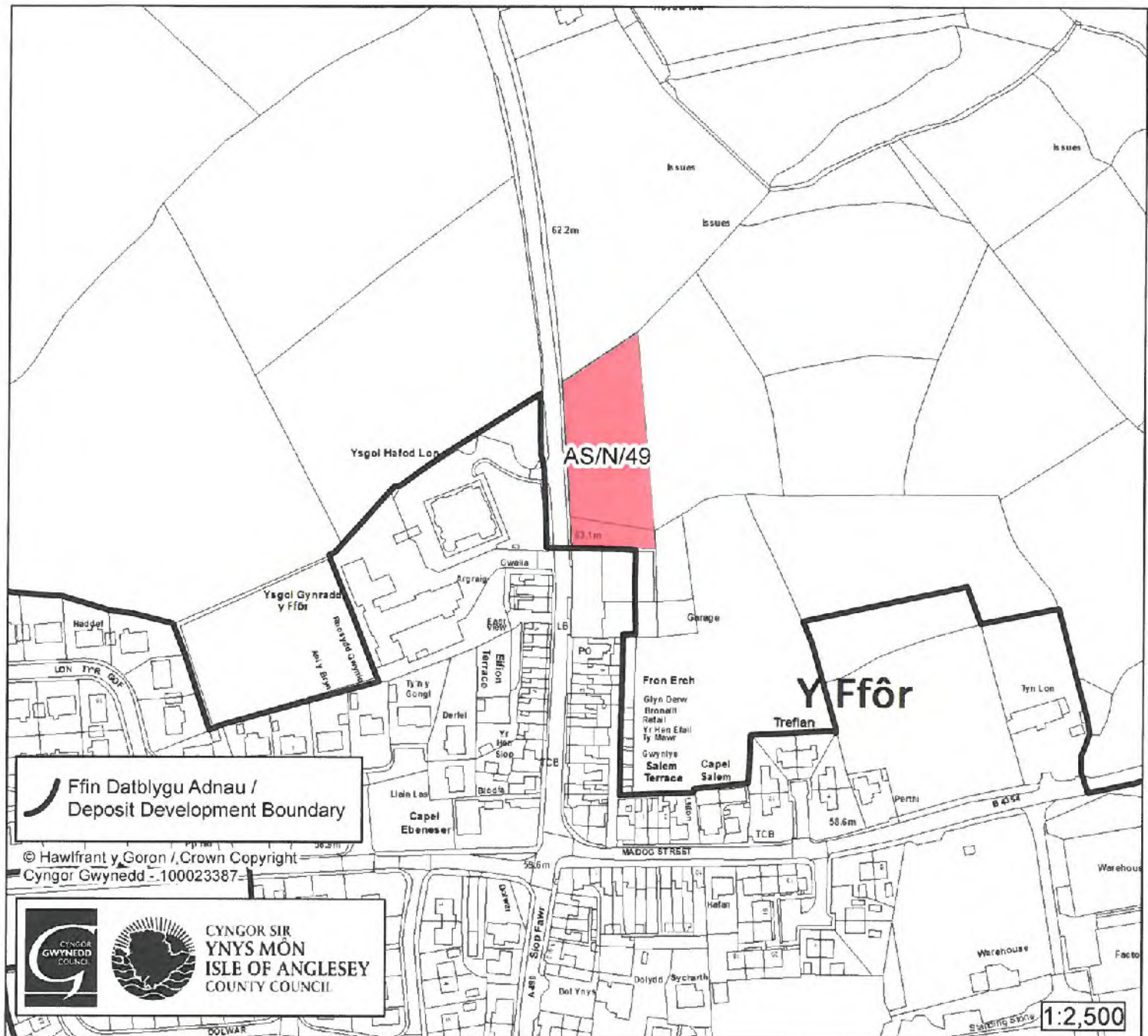
- The proposed growth being promoted within the catchment area of the following WwTW would require improvements at the treatment works:

Llanerchymedd, Bethel (Treborrh Bangor WwTW), Bontnewydd (Llanfaglan WwTW), Rachub (Bethesda WwTW).

The improvements would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn Anglesey and Gwynedd Joint Local Development Plan 2011- 2026

COFRESTR SAFLEOEDD AMGEN / ALTERNATIVE SITES REGISTER



Math o Safle Amgen / Alternative Site Type: SAFLE NEWYDD / NEW SITE

Cyfeirnod / Reference: AS/N/49

Enw'r Safle / Site Name: Tirr / Land at Y Ffôr

Lleoliad / Location: Y Ffôr

Cyngor Cymuned / Community Council: Llannor

Maint (ha) / Size (ha): 0.31

Defnydd Amgen â Awgrymir / Suggested Alternative Use: Tai / Housing

AS/N/49

	 CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL	<i>For office use only:</i> Representor No. Date received: 31/3/15 Date acknowledged:
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

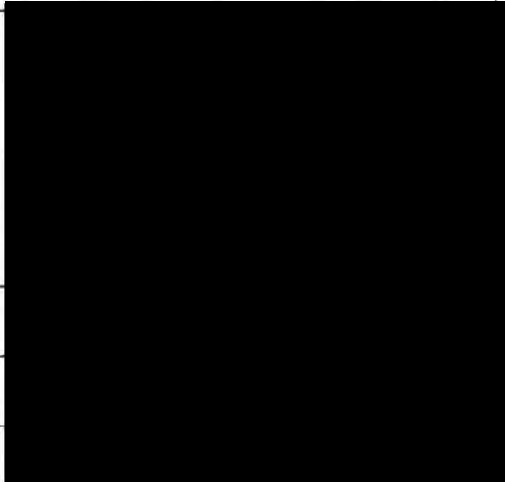
Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	Lord Newborough	Mrs Charlene Sussums-Lewis
Address	c/o Agent	
Postcode		
Telephone Number		
Email address		

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?

Policy number (please specify)	TA116
Paragraph number (please specify)	6.41/6.42
Proposals/ Inset Map (please specify ref no.)	Inset 39
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

Objecting	N	Supporting	Y
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2c. Please provide details of your representation on the Deposit Plan.

See attached document

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

The proposed allocation of circa 18 residential units on **Site T67 (Land near Tyn Lôn) Y Ffôr** is supported for the following reasons:

Deliverability – Positive Planning.
Allocated Housing Numbers
Development Principle
Opportunities and Constraints – As attached at Appendix 1
Indicative Masterplan – As attached at Appendix 2
Positive Sustainability Appraisal

2d. Please detail the changes you wish to see made to the Deposit Plan.

An additional site opposite Site T68 (land near the School) has also been put forward for consideration as indicated on the Opportunities and Constraints Plan. A Sustainability Appraisal has been carried out and is included in the supporting documentation.

2dd. Is the Deposit Plan sound?

Yes	☒	No	
-----	-------------------------------------	----	--

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☐	CE 1	☐	CE 2	☐	CE 3	☐	CE 4	☐

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.

☐

I want to speak at a hearing session.

☒

3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

Representation of landowner with regards Settlement Hierarchy, Projected Housing numbers & Settlement of Y Ffor (Map Inset 39)

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination

☒

Publish Inspector's report

☒

Plan's adoption

☒

If additional documents have been provided to support your representations, please list below:

Supporting Statement with Sustainability Appraisal

Opportunities and Constraints Plan

Indicative Masterplan

Signed:

Dated: 30/03/2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015
REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

ANGLESEY & GWYNEDD JOINT LOCAL DEVELOPMENT PLAN (2011-2026)

DEPOSIT PLAN (2015) PUBLIC CONSULTATION RESPONSE

Title:	Land at Y Ffôr (Ref:T67)
Client:	Lord Newborough
Agent:	Charlene Sussums-Lewis Chris Bell
Contact:	
Email:	

1. Introduction

1.1. These representations have been prepared in response to the Deposit Plan (2015) of the Joint Local Development Plan – Anglesey & Gwynedd (2011-2026).

2. Soundness

2.1. We consider that the Deposit Plan is sound. The representations have been prepared in order to support the allocation of **Site T67 (Land near Tyn Lôn) Y Ffôr**.

3. Deposit Plan

3.1. In the Deposit Plan, **Y Ffôr** is classified as a **Service Village**. The plan states that *'The scale of proposed future development will reflect the Villages' needs in terms of the size and function and their physical and functional relationships with the higher tier Centres...In Service Villages development will be delivered through completions, commitments, windfall and, where appropriate, new allocations for either a combination of market value and local need affordable housing.'*

3.2. In accordance with Policy **TAI16** & Paragraph **7.4.123**, **Site T67 (Land near Tyn Lôn)** has been identified for allocation with an indicative growth level of **18** dwellings over the plan period (2011-2026).

4. Site Assessment

CRITERIA	SITE DETAILS & COMPLIANCE
Site Ref	Site T67 (Land near Tyn Lôn)
Settlement	Y Ffôr
Proposal	Residential Development
Current Use	Agricultural
Area	Circa 0.6 ha

Density	30 dwellings per hectare
Approx Total Yield	18 dwellings, mixed
HIERARCHY OF SETTLEMENTS	
Located within Settlement Boundary Limit	Site adjoins existing settlement boundary
Previously Developed Land	No
Position in Settlement Hierarchy	Service Village
ACCESS TO KEY SERVICES	
Distance to Post Office	3.5m
Convenience Store	100m
Primary School	50m
Secondary School	6.1km
Supermarket	6.8km
Doctors Surgery	10.4km
Pharmacy	4.9km
Play Area	50m
Dentist	6.8km
CONSTRAINTS AND DELIVERABILITY	
ENVIRONMENTAL CONSTRAINTS	
Impact of landscape and countryside	No – site developed to South, West & East – natural infill
Impact on local village character	No – opportunity to enhance area
Impact on views	No – site well screened
Impact on Biodiversity	No – Opportunity to increase biodiversity as currently used for agriculture.

Impact on Historic Environment	No
PHYSICAL CONSTRAINTS	
Flood Risk	No
Ownership	Private ownership
Ground Conditions	Relatively level site capable for development
Archaeology	None known
Highways	Access satisfactory (see Indicative Plan)
Availability	Available for development and deliverable within plan period.

5. Site Justification

5.1. The proposed allocation of circa **18** residential units on **Site T67 (Land near Tyn Lôn) Y Ffôr** is supported for the following reasons:

5.1.1. Deliverability – Positive Planning. The Site is under single ownership which allows for effective disposal and deliverability. The allocation of The Site for residential development allows for positive planning in accordance with National Planning Policy as The Site is available, deliverable and located on the edge of a settlement suitable for growth.

5.1.2. Allocated Housing Numbers - Policy **TA116** of the Deposit Plan states that residential allocation in **Service Centres** including **Y Ffôr** will count towards the delivery of housing growth identified in the Plan's strategy. Paragraph **6.41** states that the overall housing land requirement stands at 7,902 for the Plan area during the Plan period (2011-2026). This equates to 3,817 housing units to Anglesey and 4,084 to Gwynedd. Paragraph **6.42** states that in line with the spatial strategy, up to 55% of the overall housing land requirement

identified for the Plan area is directed to Bangor (Sub-Regional Centre) and the Urban Service Centres combined and at least 20% to the Local Service Centres. These are the largest settlements where there are concentrations of facilities. The remainder (no more than 25%) is expected to be delivered in Villages, Clusters and the countryside. The proposed allocation is therefore in accordance with **TAI16, 6.41 & 6.42**.

- 5.1.3. Development Principle & Proposed Additional Site – Policy **TAI16** of the Deposit JLDP states that **Site T67 (Land near Tyn Lôn) Y Ffôr** can accommodate **18** dwellings over the plan period (2011-2026). There are two further allocations in the settlement which include Site T68 (Land near the School for 10 dwellings and Site T69 (Land near Bro Gwystil) for 9 dwellings (although this site already has planning consent). It is noted that redevelopment of the school site will include complications regarding site clearance and re-use. To that end, the submitted Opportunities & Constraints Plan identifies a further potential site opposite Site T68 for consideration. With regards Site T67, upon examining the Deposit Plan and the accompanying Opportunities & Constraints Plan and Indicative Masterplan, **18** dwellings could be accommodated upon The Site whilst resulting in a positive enhancement to the area and provision of housing. Spatially, it is considered that The Site would create a natural extension to the settlement and would not lead to an unacceptable intrusion into the open countryside.
- 5.1.4. Opportunities and Constraints – As attached at Appendix 1, the plan demonstrates that the development of The Site is feasible and that no major constraints would inhibit the development of it. In addition, The Site is not impacted directly from special areas of designation.
- 5.1.5. Indicative Masterplan – As attached at Appendix 2, it is demonstrated that The Site could be developed and delivered with minimal adverse impact on the surrounding settlement. It is noted that the development of the site would allow for a well designed and sustainable scheme on the edge of the village of **Y Ffôr**.

5.1.6. Positive Sustainability Appraisal – Two Sustainability Appraisals have been undertaken, one for **Site T67 (Land near Tyn Lôn)** and one also for the potential proposed site opposite T68. Both appraisals conclude that the sites are sustainable (See Section 6).

6. Sustainability Appraisals

6.1. Site Name: **Site T67 (Land near Tyn Lôn) Y Ffôr**

Site Area: **0.6 Ha**

SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	+	The Site will contribute towards this SA Objective because The Site is not within a protected area and the development of The Site will not lead to adverse impacts regarding contamination. The development of The Site can include for enhancement of biodiversity with the planting of trees and hedges where appropriate. The site is currently agricultural with little benefit to wildlife. It is hoped that the development of open space provision and occupiers gardens will be of benefit to the environment.
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	++	The Site will contribute towards this SA Objective because The Site is on the edge of the settlement and will provide for the opportunity of new housing stock designed and built to good sustainable modern standards. Development of the site would ensure that local services and facilities are supported. The site would enable local people to remain living in their local area by providing a mix of housing sizes and tenure. The site will support children, young people, working age and retired people through the mix in housing sizes and tenure.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation	++	The Site will contribute towards this SA Objective because The Site will provide for modern housing with high insulation and efficiency levels resulting in low emissions and heat/energy losses. The Site can also utilise renewable energy sources.

measures (SEA Topics: climatic factors, air)		
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	++	The Site will contribute towards this SA Objective because The Site is on the edge of the development boundary and will offer accommodation suitable for all.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	++	The Site will contribute towards this SA Objective because The Site will not have an adverse impact on historic or cultural heritage upon development.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	+	The Site will contribute towards this SA Objective because The Site will offer employment opportunities during the construction process and it will also offer good quality new housing stock that may encourage people to stay in the area and work locally, which will further strengthen the local economy.
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	++	The Site will contribute towards this SA Objective because The Site will be built out to modern building regulation standards to allow for energy efficient modern housing.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	++	The Site will contribute towards this SA Objective because The Site is located on the edge of the settlement and would allow for good quality design in keeping with the surrounding area.
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	++	The Site will contribute towards this SA Objective because The Site would incorporate recycling and sustainable drainage solutions at the Full Planning Application stage.

10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	++	The Site will contribute towards this SA Objective because the development of The Site would allow for additional customers to use the existing facilities and bus service which will further strengthen its viability for future operation.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)	++	The Site will contribute towards this SA Objective because The Site is not within an area liable to flooding and sustainable drainage solutions would be incorporated at the Full Planning Application Stage.

Key

++	Development actively encouraged as it would resolve an existing sustainability problem	+/-	Potential sustainability issues; mitigation and / or negotiation possible
+	No sustainability constraints and development acceptable	-	Problematical and improbable because of known sustainability issues; mitigation or negotiation difficult and / or expensive
0	Neutral	--	Absolute sustainability constraints
?	Unknown/uncertain effect		

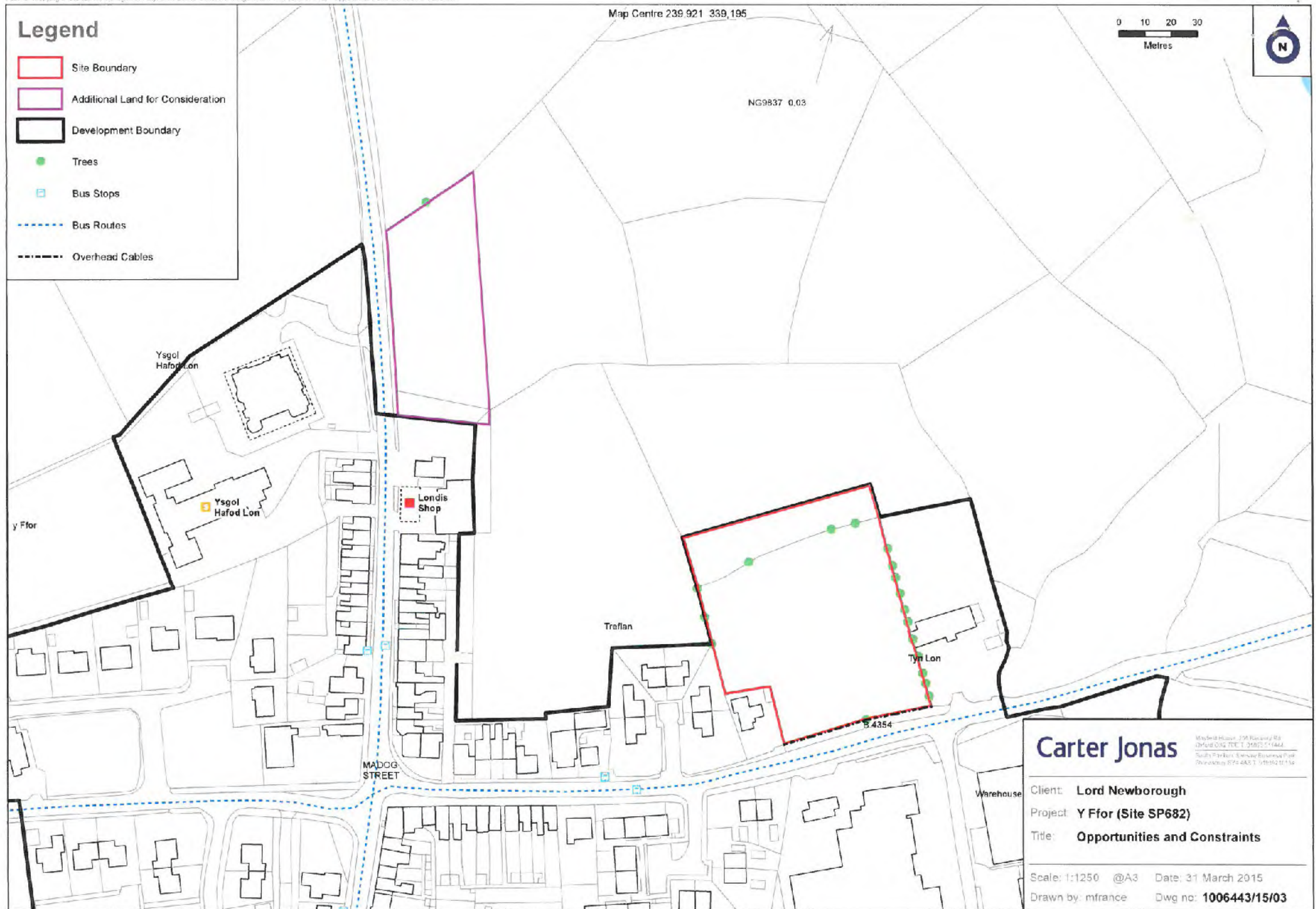
6.2. Sustainability Appraisal - Site Name: Site opposite T68, Y Ffôr

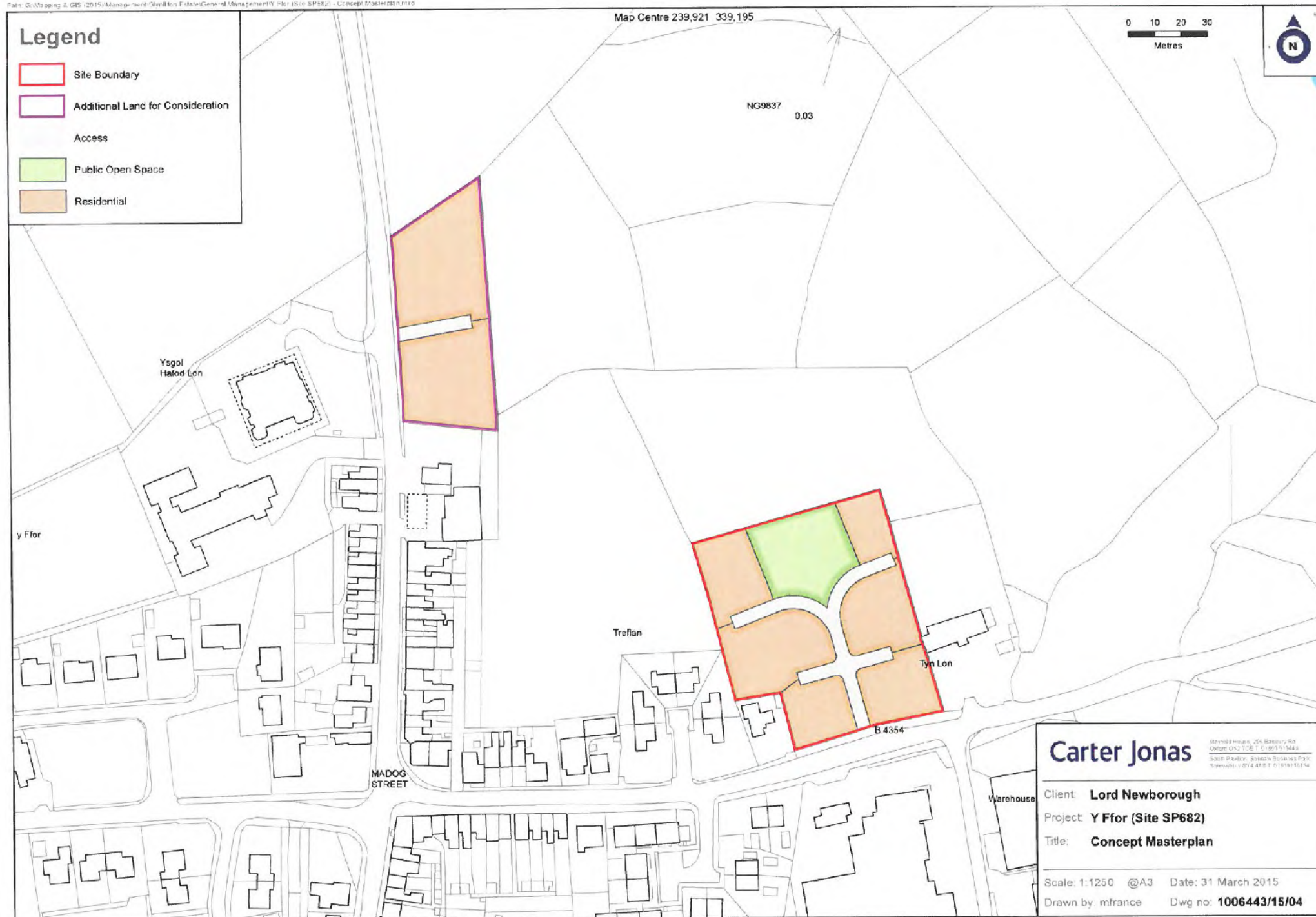
Site Area: 0.5 Ha

SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	+	The Site will contribute towards this SA Objective because The Site is not within a protected area and the development of The Site will not lead to adverse impacts regarding contamination. The development of The Site can include for enhancement of biodiversity with the planting of trees and hedges where appropriate. The site is currently agricultural with little benefit to wildlife. It is hoped that the development of open space provision and occupiers gardens will be of benefit to the environment.

2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	++	The Site will contribute towards this SA Objective because The Site is on the edge of the settlement and will provide for the opportunity of new housing stock designed and built to good sustainable modern standards. Development of the site would ensure that local services and facilities are supported. The site would enable local people to remain living in their local area by providing a mix of housing sizes and tenure. The site will support children, young people, working age and retired people through the mix in housing sizes and tenure.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	++	The Site will contribute towards this SA Objective because The Site will provide for modern housing with high insulation and efficiency levels resulting in low emissions and heat/energy losses. The Site can also utilise renewable energy sources.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	++	The Site will contribute towards this SA Objective because The Site is on the edge of the development boundary and will offer accommodation suitable for all.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	++	The Site will contribute towards this SA Objective because The Site will not have an adverse impact on historic or cultural heritage upon development.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	+	The Site will contribute towards this SA Objective because The Site will offer employment opportunities during the construction process and it will also offer good quality new housing stock that may encourage people to stay in the area and work locally, which will further strengthen the local economy.
7. Provide good quality housing, including affordable housing	++	The Site will contribute towards this SA Objective because The Site will be built out to modern

that meets local needs (SEA Topic: population, human health)		building regulation standards to allow for energy efficient modern housing.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	++	The Site will contribute towards this SA Objective because The Site is located on the edge of the settlement and would allow for good quality design in keeping with the surrounding area.
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	++	The Site will contribute towards this SA Objective because The Site would incorporate recycling and sustainable drainage solutions at the Full Planning Application stage.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	++	The Site will contribute towards this SA Objective because the development of The Site would allow for additional customers to use the existing facilities and bus service which will further strengthen its viability for future operation.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)	++	The Site will contribute towards this SA Objective because The Site is not within an area liable to flooding and sustainable drainage solutions would be incorporated at the Full Planning Application Stage.





Carter Jonas

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Oxford OX2 0BE T 01865 514443
South Plaxton, Sleaford Business Park
Sleaford LE14 4SS T 01533 501516

Client: **Lord Newborough**

Project: **Y Ffor (Site SP682)**

Title: **Concept Masterplan**

Scale: 1:1250 @A3 Date: 31 March 2015

Drawn by: mfrance Dwg no: **1006443/15/04**